



TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

Approved by PTBC
10/20/2020

Allen Reedy

Date: October 06, 2020

Time: 7:00PM

Location: Each of the Committee Members and the Guests Participated Utilizing the ZOOM Videoconferencing Platform or by Phone Conference

Attendance: Allen Reedy, Jim Feeney, John Maher, Peter Martini, Brett Lambert
(Absent: Adam Chapdelaine,,Michael Mason, Bob Jefferson)

Guests: Steve Kirby, Josh Sydney , Jeff Alberti, David Steeves, Michael Rademacher, Timur Yontar,
Kate Leary, Susan Kehler, Joe Barr, Michael Richard

The Chairman Allen Reedy called the meeting to order at 7:12 PM. All participants joined by either phone or the Zoom Platform.

TOWN YARD

Mr. Steeves and Mr. Alberti provided an update on the project and reported that Design Development is nearly complete. Mr. Alberti traced the history of the new project which will include DPW, the Inspections Department, Information Technology and Facilities. They then provided a detailed slide presentation showing the evolution of the project which had originally been focused primarily on the The DPW and IT elements. The original estimate was \$29,965,000 but is now estimated at \$38,509,338 representing an increase of about 8.5 million dollars. They proceeded to provide reasons for the increased cost. A Construction Manager at Risk approach was adopted which provided the benefit of a maximum cost plus increased contingencies which were estimated at 1.2 million dollars. This lent more final cost certainty than the traditional design, bid, build approach. The scope of the project was increased to provide for improvements to the Inspections Department and the Facilities Department. The schedule was extended to account for a master plan for a town wide campus to include the new high school project. Alternate concepts were added to account for the new high school access. The primary cost driver however was the building boom in the Greater Boston Area with its concomitant increase in contractor costs which are estimated to account for an increase of 4.7 million dollars for 2019 and 2020. There has been a general escalation of DPW project cost of about 13.6 per cent in eastern Massachusetts. Building enhancements were added including a bridge connector, IT server room, Building E floor overlay, further site development and concrete walls for the salt shed. Some reduction in costs were realized by reducing the footprints of the salt shed and Building E,

Mr. Sydney raised the issue of the adequacy of the contingency line items. A lengthy discussion ensued amongst the members concerning this matter and it was decided to provide for contingency line items as follows: GMP--\$750,000; Design--\$750,000 and Owner's Contingency--\$1,500,000. Mr Lambert raised the issue of Leeds certification with input from Mr. Barr. There will be no certification for existing building renovation but some power efficiencies will be added. The new building however will likely attain a high silver rating.

Whereupon Maher moved and Hayner seconded a motion to approve and recommend the project as presented with the new increased contingency line items. It was unanimously approved on a roll call vote.

CENTRAL SCHOOL

Mr Kirby gave an update on the progress of the work. There is generally sufficient manpower on the job with all necessary subs returning. Human Services will not move to the second floor now until November due to the fire alarm upgrade still underway and the mid-October delivery of the HV unit. The electric panels are being replaced and the East entrance framing is underway as is the boiler room work. The switch gear issue is resolved but there will be a cost impact. The western stairs settlement issue is being examined. The roofers are working on the gutters and snow fencing. The north entry slab is being demolished in preparation for a new entry there.

The project remains on schedule according to the contractor with a May 10, 2021 completion date. C.O.#3 was unanimously approved on a roll call vote having been moved by Maher seconded by Hayner in the amount of \$15,114.64. Its constituent parts included \$11,150.29 for the existing water infiltration solution; \$2,125.38 for floor prep due to the terrazzo floor in room 114; and \$1,838.97 for exit signs on 2nd floor. Mr Kirby circulated recent photos showing the various ongoing work. Mr. Kirby indicated some concern regarding the amount left in the contingency line item in that it is 50% exhausted, including placeholders for unsubmitted COPs, with the work only 22% complete. This matter will be continually addressed in all subsequent meetings.

Invoices: KSR Pay Requisition #5 in the amount of \$449,903.80; and Vertex for August in the amount of \$22,940 which includes charges for EESCO work related to testing the grounding of the electrical panels issue. All these charges were approved unanimously on role calls votes having been moved by Maher seconded by Hayner.

HOUSEKEEPING

The minutes of the September 15, 2020 meeting were unanimously approved on a roll call vote on a motion by Hayner seconded by Feeney.

Whereupon a motion was made by Maher seconded by Hayner to adjourn at 9:12 PM and it was unanimously voted.

Respectfully Submitted,
John F. Maher, Clerk